

7CsThrive, Inc.

Request for Qualifications #2020-01: Architectural/Engineering Services to Provide Multi-Phase Design Solutions for **7Cs Academy**

In response to a Request for Proposals for *Generation Twenty-Five Open-Enrollment Charter School*, **7CsThrive, Inc. (7CsThrive)**, a 501(c)(3) educational nonprofit organization applied to the Texas Education Agency (TEA) on January 21, 2020. **7Cs Academy** is the name of the proposed charter school in the city of San Antonio. **7Cs Academy** is a new entrant to the charter sector. The Board of Directors and Founder-CEO (“Team of Six”) of **7CsThrive** engaged the community, in-person, before and after submitting our application until recently. The “*Press about 7Cs*” on print and social media can be accessed at <https://7CsAcademy/in-the-news> To be proactive for receiving children in August 2021 (conditional upon approval of the Charter by TEA and the State Board of Education in September 2020), the “Team of Six” from **7CsThrive** is soliciting qualifications from Architectural/Engineering Firms to Provide Multi-Phase Design Solutions for **7Cs Academy**. At capacity in August 2025, the proposed school will accommodate 1,470 students from Prekindergarten through Grade 5 to serve the **Greater San Antonio** community. The enrollment in **7Cs Academy** shall not exceed 486 students from PreK 4-year old children to Grade 2 in August 2021; 618 students from PreK-4 to Grade 3 in August 2022; 750 students from PreK-4 to Grade 4 in August 2023; 882 students from PreK-4 to Grade 5 in August 2024; and 1,470 students from PreK-4 to Grade 5 children in August 2025.

To be clear, **7CsThrive** has not been awarded a charter yet. **7Cs Academy** crossed a critical milestone on February 27, 2020. The Commissioner, after careful review of our 36-page cures and “consideration of all documentation provided during the Remedy Period,” determined that our “application submitted for **7Cs Academy** is now complete.” Our application is now in the “Internal and External Review” phase. TEA does not score applications. Instead, each “complete” Charter Application is independently reviewed by five randomly assigned reviewers. For a description of the entire process with “*Our Story*,” visit <https://7CsAcademy.org/about> During the nine-month review process (January 2020–September 2020), the application of **7Cs Academy** is subject to removal at any time. The Commissioner of Education will propose awardees to the State Board of Education in August 2020. If you have questions about the process for approval of open-enrollment charter schools, please contact the Division of Charter School Administration at (512) 463-9575 or visit the TEA website https://tea.texas.gov/Texas_Schools/Charter_Schools/

The “Team of Six” of **7CsThrive, Inc.** established nine selection criteria in our charter application to identify and secure a facility for **7Cs Academy**. These are:

1. Property must be in Bexar county
2. Property must be a minimum of 16 acres



3. Property must ideally have two points of entry, so we can have separate drop off points for parents and buses
4. Purchase price of property must not exceed \$2.4 million (20 percent of \$12 million)
5. Property must be easily accessible from the 410 and 1604 loops in San Antonio
6. Property must be serviced by the VIA Metropolitan – San Antonio’s regional multimodal transportation company – and VIA Link services
7. Property must not be a flood plane
8. Property must pass all levels of environmental tests
9. Property costs must be included in the Financial Plan Workbook and results in a Net Operating Income (before depreciation)

Based on these selection criteria, the “Team of Six” has currently identified a property that meets these requirements. The “Team of Six” from **7CsThrive** is soliciting qualifications from Architectural/Engineering Firms to Provide Multi-Phase Design Solutions for **7Cs Academy** as identified herein.

Sealed submittals must be addressed to the “Team of Six” at the address listed below and marked as follows:

RFQ #2020-01: Architectural/Engineering Services to Provide Multi-Phase Design Solutions for 7Cs Academy.

Due No Later than 5:00 PM on Tuesday, April 28 at 5:00 PM

7CsThrive, Inc.
Attn: “Team of Six”
P. O. Box: 37367
5555 San Fernando Street
San Antonio, Texas 78237

Any submittal received after the Time and Date Stated Above Will Not Be Considered. Unsigned Submittals and/or Submittals Received Via Facsimile or Email Will Not Be Considered. All Responses Must be Received at the Address Shown above. Responses Sent/Delivered to Any Other Address Will Not Be Considered.

Failure to Comply with Specifications May Result in the Disqualification of Your Submittal.

Submitters must provide all requested information; failure to comply with any portion of this solicitation will be reflected in the evaluation process. **7CsThrive** reserves the right to accept or reject any submission or any part thereof or any combination of submissions or to waive any or all formalities. All responses in the submission may be used by the “Team of Six” at **7CsThrive** in



the selection process. **7CsThrive** reserves the right to verify the accuracy and completeness of all responses by utilizing any information available to **7CsThrive** without regard to whether such information appears in the submission.

RFQ Submittal Instructions:

1. One (1) original and five (5) copies of the response must be mailed in a sealed envelope bearing the name of the firm, the firm's address, telephone numbers and the RFQ's title.
2. Sealed qualification packages must be addressed and mailed to **7CsThrive, Inc.**, Attn: "Team of Six," P. O. Box: 37367, 5555 San Fernando Street, San Antonio, Texas 78237 on or before 5:00 PM on Tuesday, April 28, 2020.
3. Responses received after the time and date set for receipt and opening will not be considered.
4. All questions regarding this RFQ shall be directed in writing to Dr. Nathan Balasubramanian, Founder-CEO, via e-mail at: Nathan.DrB@7CsThrive.org
5. No responses may be changed, amended or modified by any means after the qualification package has been opened by the "Team of Six" on Wednesday, April 29, 2020.

Commitments:

1. **7CsThrive** reserves the right to withdraw this RFQ at any time and for any reason.
2. Receipt of response by **7CsThrive** or submission of a response to **7CsThrive** or selection of a submitter for the purposes of negotiating a contract, confers no rights to the submitter, nor obligates the "Team of Six" in **7CsThrive** in any manner.
3. **7CsThrive** reserves the right to award or not award the contract(s). **7CsThrive** also reserves the right to award the contract(s) to the party or the parties that the Board of Directors determines to be most qualified and most responsive to this RFQ.
4. **7CsThrive** is under no obligation regarding this RFQ until written contract(s) are approved and executed by all parties and funding for the service occurs.
5. The cost of developing a response is the sole responsibility of the submitter. **7CsThrive** shall not provide reimbursement of such cost and shall not be liable for any response preparation cost for any reason whatsoever.
6. If a contract or contracts are agreed upon, and Designs/Instruments of Service are completed, **7CsThrive** reserves non-exclusive rights to ownership of the Designs/Instruments of Service. Use of the Designs/Instruments of Service by either **7CsThrive** or the submitter at any time without consent of the other is permitted. **7CsThrive** reserves the right to use the Designs/Instruments of Service as many times as desired and with as many providers as it desires. The submitter maintains the right to use the Designs/Instruments of Service with any client it desires and as often as desired.



Requirements of the Response:

Response shall include or address the following items in the same sequence, identifying each phase of the project and responding to each phase of the project for which the submission is made:

Section I: Applicant Introduction

- I-1. A cover letter which shall include a brief statement of interest, years in business, and information regarding organizational structure, availability and intent to perform services, and general qualifications for selection and signature of an authorized officer of the submitter who has legal authority in such matters. The cover letter should also indicate the submitter's name, address, phone, e-mail, and person to be contacted regarding the response.
- I-2. The education, experience, capabilities, and accomplishments of submitter's employees who would be assigned to the different phases of the project(s). Include brief resume of these personnel.
- I-3. Provide proof of professional liability insurance, general liability, auto liability and worker's compensation/employer's liability insurance. Professional liability insurance should remain the force during the term of the contract(s). Please state the carrier, agent, amount, expiration date, and length of time you have maintained coverage for professional liability, general liability, auto liability, and worker's compensation/employer's liability insurance coverage.

Section II: Proposed Team for 7CsThrive

- II-1. Describe the team proposed for the phases of the project. Address specific experience on projects of the same or similar nature.
- II-2. Organizational chart, proposed schedule and summary report reflecting the submitter's approach and factors to be considered in designing like projects. Provide a description of planned efforts to provide quality work, meet schedules, and work time within an agreed budget.

Section III: Applicant Project Experience

- III-1. Provide a comprehensive list of all projects for which the applicant firm provided comparable services for Texas Public Schools in the last three (3) years. Include total scope of services provided, project cost and Client/Owner contact information.
- III-2. Include all construction projects within the past seven (7) years for which submitter rendered professional services on which a claim was asserted. "Claim" means litigation, submission to a dispute resolution board, or the use of other alternate dispute resolution such as mediation or arbitration. For each such project identified, please state the nature and description of the claim, including alleged claims for professional errors or omissions, contract extras, delay, disruption or impact claims, time extension claims, or other similar



claims; the identity of the owner or consultant, and contractor; whether submitter, or submitter's agents, employees or consultants, was a party or alleged to have some responsibility for the claim; and the disposition of the matter.

Section IV: Project Approach

- IV-1. Describe the submitter's process for projects of this type.
- IV-2. Describe submitter's quality assurance process.
- IV-3. Describe your firm's demonstrated technical competence and qualifications.
- IV-4. Describe how your firm manages dispute resolution and claims avoidance services.
- IV-5. Describe your approach to managing the phases of the projects with expertise, effectiveness, and efficiency.
- IV-6. Provide a description of how you believe your firm would add value to the projects of <https://7CsAcademy.org>

Section V: Interview

The Board of Directors of **7CsThrive** will interview the shortlisted firms, with each given approximately 15 minutes for presentation and 10 minutes for follow up questions (if necessary) at the firm's scheduled time on Wednesday, May 6, 2020 between 6:30 and 8:15 PM.

Method of Selection

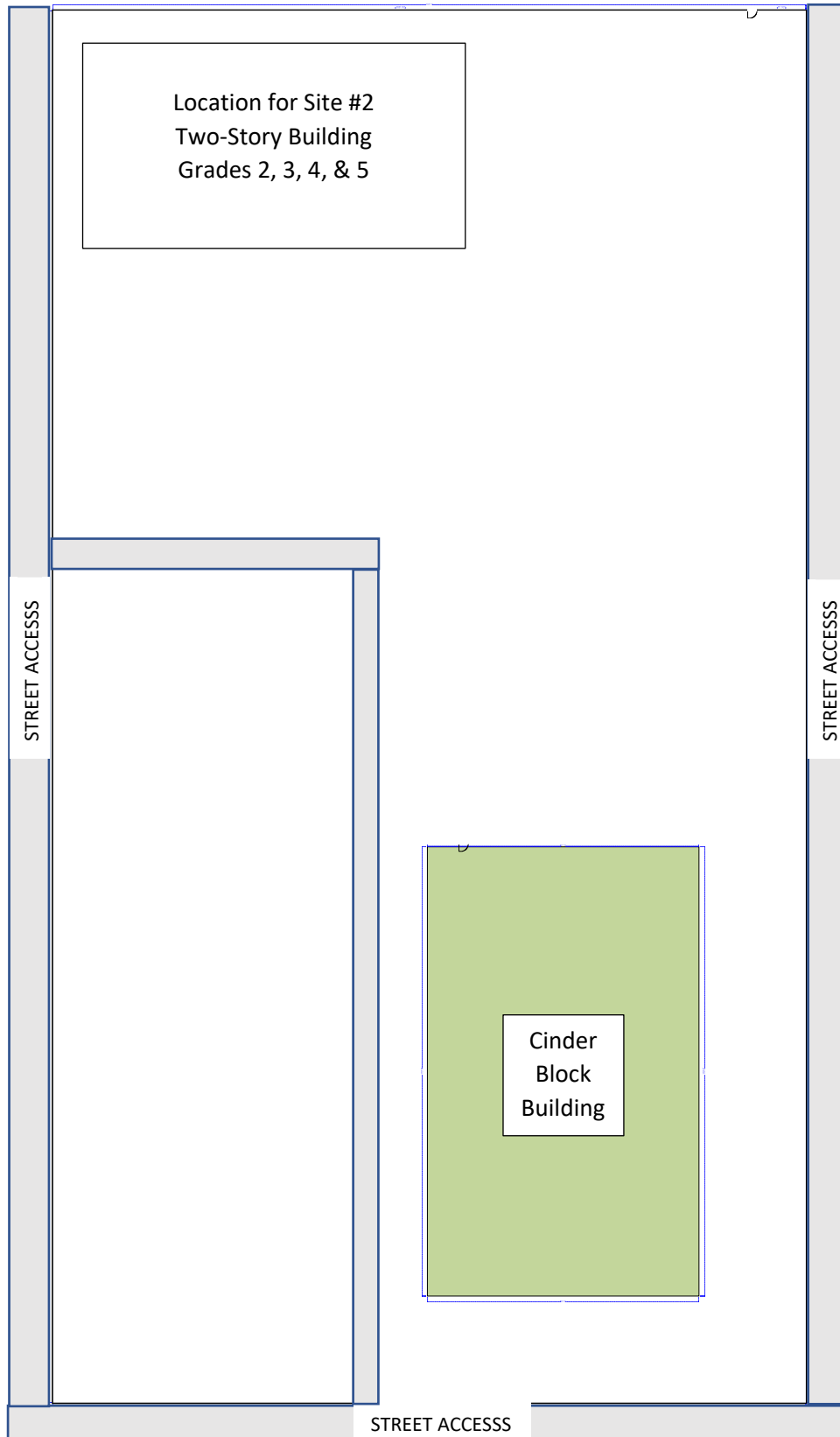
The Board of Directors of **7CsThrive** will select the most highly qualified firm based on demonstrated competence and qualifications. The Board will negotiate a fair and reasonable fee with the firm upon approval of our Charter on September 11, 2020 per Texas Government Code, Section 2254.004 to complete construction of **7Cs Academy** in these four phases.

Phase 1 of Project A: 7Cs Academy Site #1 – Refurbish existing 80,000 sq. ft. Cinder Block Building with an open floor plan on South-East Corner of a 17-acre property to accommodate 486 children in Grades PreK, K, 1, & 2 for start of school by August 2021 and to accommodate 618 children in Grades PreK, K, 1, 2, & 3 for start of school by August 2022.

Phase 2 of Project B: 7Cs Academy Site #2 – Begin New Two-Story Construction on North-West Corner of Property by August 2022 to accommodate 396 children for start of school in Grades 2, 3, & 4 by August 2023.

Phase 3 of Project B: 7Cs Academy Site #2 – Complete Two-Story Construction to accommodate 880 children in Grades 2, 3, 4, & 5 for start of school by August 2025.

Phase 4 of Project A: 7Cs Academy Site #1 – Refurbish Cinder Block Building to accommodate 590 children in Grades PreK, K, & 1 for start of school by August 2025.



Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-			-		
or									
Employer identification number									
					-				

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ►	Date ►
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.